

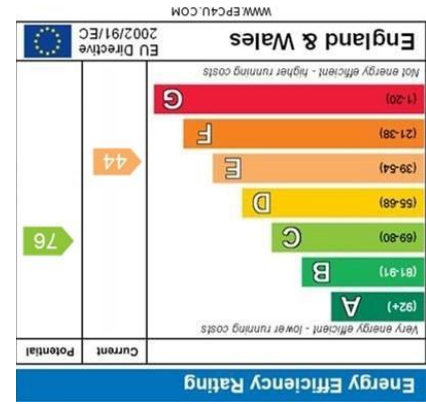
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS
NOT TO SCALE: THIS IS AN APPROXIMATE

Measurements have been taken to the accuracy of the building's construction. Measurements of rooms, windows, doors and any other features are approximate and intended to give an overall impression of the property. They are not intended to be used as a basis for any legal or financial transaction. The seller, agents and any other parties involved in the sale of the property accept no liability for any errors or omissions. Measurements are taken with a laser distance measurer.



If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format.

Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property. Therefore we recommend that you regularly monitor our website or email us for updates. Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- CHARACTER PROPERTY
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- DOUBLE GARAGE
- REAR GARDEN
- EN SUITE TO MASTER BEROOM

Green Lane, Birchmoor, Tamworth, B78 1AG

£330,000



Property Description

IMPRESSIVE ENTRANCE HALL Having an attractive double glazed wooden entrance door, single panelled radiator, attractive tiled floor, stairs leading off to the first floor landing and doors to:-

FRONT RECEPTION ROOM 12' 5" x 14' 7" max into bay (3.78m x 4.44m) Double glazed window to side aspect, door to a useful under stairs storage cupboard, laminated wooden effect flooring, original alcove storage, chimney breast having the original inset cast iron stove with decorative wooden surround, door to the kitchen.

REAR RECEPTION ROOM 16' 8" x 12' 9" (5.08m x 3.89m) Double glazed window to side aspect, door to a useful under stairs storage cupboard, laminated wooden effect flooring, original alcove storage, chimney breast having the original inset cast iron stove with decorative wooden surround, door to the kitchen.

KITCHEN 14' 9" x 10' 4" (4.5m x 3.15m) Double glazed window to side aspect, attractive side glazed wooden entrance door, double glazed window to side aspect, handmade wooden kitchen units, wooden worktops with matching up stands, Belfast style sink, space and plumbing for a washing machine, space and point for a Range style gas cooker with an extractor hood above, original cast iron fireplace with side wash tub, door to the rear lobby area.

REAR LOBBY AREA 5' 9" x 5' (1.75m x 1.52m) Double glazed window to rear aspect, useful appliance space and a door to the bathroom.

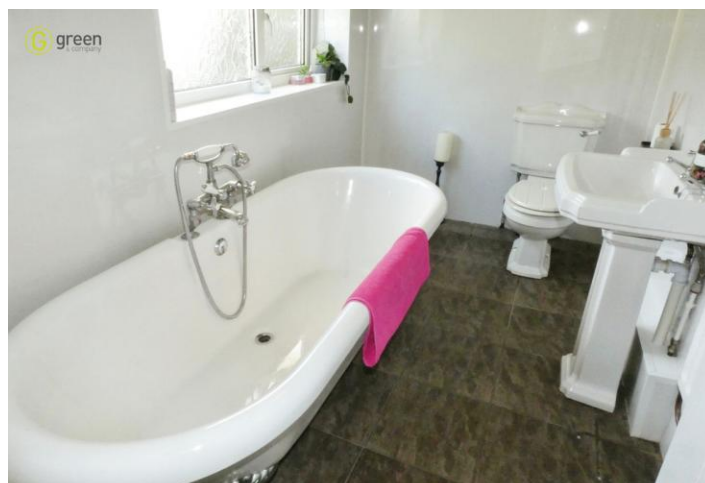
BATHROOM 9' 8" x 5' 9" (2.95m x 1.75m) Opaque double glazed window to rear aspect, tiled floor, single panelled radiator, low level WC, traditional style pedestal wash hand basin, roll top style bath set on claw feet with a chrome mixer tap with shower head attachment, PVC panelled walls.

FIRST FLOOR LANDING Access to the roof storage space, single panelled radiator and doors leading off to:-

BEDROOM ONE 16' 8" x 13' (5.08m x 3.96m) Double glazed window to front aspect, feature cast iron fireplace with decorative tiled sides, double panelled radiator and a door to the en-suite.

EN SUITE 6' 7" x 2' 8" (2.01m x 0.81m) Low level WC, wash basin with useful vanity storage beneath, tiled shower area having a chrome mixer style shower, double panelled radiator.

BEDROOM TWO 12' 9" x 12' 2" (3.89m x 3.71m) Double glazed window to rear aspect and a single panelled radiator.



BEDROOM THREE 9' 9" x 7' 9" (2.97m x 2.36m) Double glazed window to rear aspect and a single panelled radiator.

OUTSIDE The front and side is slate chipped to provide off road parking with side gates leading to the rear garden and double garage (limited access to the garage and would not be suitable for a wide car). The rear garden is mainly laid to lawn with a stoned patio and rear tiled patio area. The detached double garage has an up and over door, power and light.

Council Tax Band C - North Warwickshire

Predicted mobile phone coverage and broadband services at the property :-

Mobile coverage - voice and data likely available for EE, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 27 Mbps.

Highest available upload speed 5 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps.

Highest available upload speed 220 Mbps.

Networks in your area - Opeach

FIXTURES AND FITTINGS as per sales particulars.

TENURE

The Agent understands that the property is freehold. However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitor or Surveyor. Please note that all measurements are approximate.

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